

**BEFORE THE PLANNING  
COMMISSION FOR  
THE CITY OF BEAVERTON,  
OREGON**

After recording return to:  
City of Beaverton, City Recorder  
4755 SW Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR A NEW	)	ORDER NO. 2286
CONDITIONAL USE TO REVIEW A NEW PARK,	)	CU2012-0001 ORDER APPROVING
WHICH IS A CONDITIONAL USE UNDER THE R-7	)	LOWAMI HART WOODS NATURE PARK
ZONING DISTRICT (LOWAMI HART WOODS	)	
NATURE PARK). TUALATIN HILLS PARK AND	)	
RECREATION DISTRICT (THPRD), APPLICANT.	)	

The matter came before the Planning Commission on May 30, 2012, on a request for a New Conditional Use to review a new park, which is a conditional use under the R-7 zoning district. The subject site is located in the general vicinity of SW Hart Road and SW 152<sup>nd</sup> Avenue and is more specifically identified as Tax Lot 100 on Washington County Tax Assessor's Map 1S1-20DB and Tax Lot 9200 on Washington County Tax Assessor's Map 1S1-20DA respectively. The subject site is zoned Residential Urban Standard Density (R-7) and is approximately 27.75 acres in size.

Pursuant to Ordinance 2050 (Development Code) Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated May 23, 2012, and

the findings contained therein, as applicable to the approval criteria contained in Section and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2012-0001** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated May 23, 2012, including the supplemental findings contained herein, subject to the conditions of approval, as follows:

1. Approval of CU2012-0001 is subject to approval of DR2012-0004 and TP2012-0001. (Planning/JF)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/JF)

Motion **CARRIED**, by the following vote:

**AYES:** Overhage, Maks, Doukas, Fagin, Nye, Winter, and Stephens.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 11<sup>th</sup> day of June, 2012.

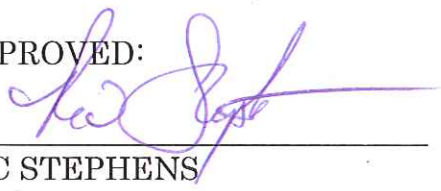
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2286 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community and Economic Development Department's office by no later than 5:00 p.m. on Thursday, June 21, 2012.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

APPROVED:

  
\_\_\_\_\_  
RIC STEPHENS  
Chairman

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager